

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

313/2 CONNAM AVENUE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

Other

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|   |           |           |
|---|-----------|-----------|
| 503/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$580,000 | 02-Jul-24 |
| 616/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$560,000 | 04-Feb-24 |
| 202/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$555,000 | 28-Feb-24 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 July 2024



**503/864 BLACKBURN ROAD  
 CLAYTON VIC 3168**

2 2 1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **02-Jul-24**

Distance **0km**



**616/864 BLACKBURN ROAD  
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$560,000** Sold Date **04-Feb-24**

Distance **0km**



**202/868 BLACKBURN ROAD  
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$555,000** Sold Date **28-Feb-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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